DOE ARRA Amended Local Plan – Cover Page

Due Date

October 30, 2009

Email To

localplan@csd.ca.gov

Contact for Questions

Agency Name	City of Berkeley	
Contact Person	Kathryn Hoover	
Title	Housing Services Manager	
Phone Number	(510) 981-5415; (510) 551-6104	
Email	khoover@ci.berkeley.ca.us	

Participation Acceptance

Our agency is interested in participating in the DOE ARRA Program. We certify that we have the capacity to provide the required services within our service territory as outlined in the Local Plan.

Signature		
Name	Christine Daniel	
Title ·	Deputy City Manager	
Phone Number	(510) 981-7000	
Email	cdaniel@ci.berkeley.ca.us	
Date	12/30/2009	

CSD Approval

Approved by			ante-	
Approval Date		 		

DOE ARRA Amended Local Plan

Instructions

It is important to first read the DOE ARRA Local Plan Instructions provided as a separate document before completing this plan.

General Plan

Describe your current progress towards your local plan goals and ramp-up to increase capacity and outreach in anticipation of receiving the DOE ARRA Production contract.

During the ramp up period, the City of Berkeley worked on a number of activities which are necessary to accomplish the production goals set for the ARRA weatherization grant. We have continued our outreach efforts to the owners and property managers of affordable multi-family developments with the City. We have sent our Assistant Architect to a series of weatherization trainings to prepare her for post-weatherization inspections. We have begun modifying our financial reporting system to separate out all ARRA funding programs from existing accounts and set up tickler systems for the various reporting dates. Further, a Senior Management Analyst has been assigned to oversee all ARRA program development, fiscal reporting and monitoring activities. We have purchased 2 additional blower doors and 2 additional duct blasters to be used for ARRA weatherization. We have identified a contractor to provide weatherization services and ensured required training was accomplished.

In reviewing the amount of your allocation, will you be able to build capacity enough to accept and spend the total amount for your entire service area?

Yes

If not, what % of the allocation can you accept?

For multi-county agencies, will you have the capacity to spend funds proportionate to each county's allocation and meet the 50% threshold in each county by the required deadline?

N/A

Outreach to Potential Clients

Describe how you will increase your outreach efforts to reach the necessary number of low-income clients needed to meet your ARRA production goals. If you are a multi-county agency, describe how this will be accomplished in each county.

As part of the ramp up for LIHEAP, the housing staff has been marketing the weatherization program to the nonprofit owners of 1,100 low income housing units within the City of Berkeley.

We have contacted the cities of Albany and Emeryville, who have been enthusiastic about participating in the outreach effort. We are proposing to perform intake for the Weatherization program at a number of other sites outside our regular office, such as at each of the senior centers and food pantries located in the Albany, Berkeley, Emeryville area, as well as the low income housing developments in the area.

Identify the main Action Steps required to achieve the goals above utilizing specifics such as timelines, potential partners, marketing plans, etc...

The Housing Department intends to include energy efficiency retrofits as priority items in our next Housing Trust Fund application round which we anticipate announcing in January 2010 and leveraging weatherization funding with money for new roofs and solar panels. In preparation for this next Housing Trust Fund round, we will begin providing funds to developers to conduct a Physical Needs Assessment for each property proposed for funding.

Detail progress made in this arena with respect to actual, tangible achievements. Be specific with regards to dates, details, and participants.

One of our nonprofit housing developers (Affordable Housing Associates) has tentatively identified 177 units in its portfolio that are both income qualified and are in need of at least three mandatory weatherization measures.

Outreach to Elected Officials

Describe how you will increase your outreach efforts to educate, and possibly partner with, your local elected officials. If you are a multi-county agency, describe how this will be accomplished in each county.

Weatherization brochures will be provided to all members of the City Councils of Berkeley, Albany and Emeryville through their City Manager's Offices. Meetings with Council Members will be requested to explain the design of the program and encourage them to let their constituents know about it. Additionally weatherization staff will be available to join Council Members in meetings in their districts to discuss the program with residents, particularly in low income neighborhoods.

Identify the main Action Steps required to achieve the goals above utilizing specifics such as timelines, contact people, etc...

- Complete updated weatherization brochures by December 31, 2009
- · Distribution to City Manager's Offices for Councils by January 15, 2010
- Follow up with Managers to determine if more brochures are needed (ongoing)
- Arrange meetings either with Council members or at Council Meetings to review program February 15, 2010

Detail progress made in this arena with respect to actual, tangible achievements. Be specific with regards to dates, details, and participants. Weatherization brochure is in draft form and will be completed once the contract with the State is executed, so that we can finalize agreement with our primary services vendor (Community Energy Services Corporation) for the program.

Outreach to Potential Partners and Community

Describe how you will increase your outreach efforts to educate and inform the community at large and create an environment that fosters partnerships in your local community. If you are a multi-county agency, describe how this will be accomplished in each county.

As part of the ramp up for LIHEAP and ARRA, the housing staff has started to market the weatherization program to the nonprofit owners of 1,100 low income housing units within the City of Berkeley. We understand that the ARRA funding affords us the opportunity to assist an additional 180 low income households. We also understand that, in order to meet this goal, we will have to partner with a number of groups to educate low income tenants and homeowners about the need for increased energy efficiency and the benefits of weatherization. We intend to do this in a number of ways.

We have contacted the cities of Albany and Emeryville, who have been enthusiastic about participating in the outreach effort. We are proposing to perform intake for the Weatherization program at a number of other sites outside our regular office, such as at each of the senior centers and food pantries located in the Albany, Berkeley, Emeryville area, the City Customer Services Center, as well as the low income housing developments in the area.

Our previous experience has shown that some eligible tenants have not participated in the Weatherization program because the landlord has refused to grant permission to participate. We have also begun to develop an education and outreach strategy aimed at promoting the benefits of the program to nonprofit property managers in the interest of coordinating our work with their ongoing maintenance and rehabilitation activities. In Berkeley, all 25,000 rental units are subject to the provisions of the City's Rental Housing Safety Program (RHSP). Under the program, the owners of all 25,000 units are required on an annual basis to inspect their property and to certify to each tenant that their unit is free of code violations. The City's Rent Board enforces the provisions of the Rent Stabilization Ordinance and publishes a regular newsletter for tenants covered by the Ordinance. Our outreach efforts will include providing information on the Weatherization program to landlords in our RHSP mailings, information to both tenants and property managers through the Berkeley Rent Stabilization Board newsletter, and the Berkeley Housing Authority's newsletter.

The City will also expand its existing partnerships with Community Energy Services Corporation (CESC), a nonprofit group providing minor home repair services to low income households, as well as with Rising Sun Energy Center and other local organizations to promote weatherization to their clients.

Identify the main Action Steps required to achieve the goals above utilizing specifics such as timelines, contact people, etc...

The City will follow up on prior contacts with the following non-profit housing providers Affordable Housing Associates, Satellite Housing, Resources for Community Development, Strawberry Creek Lodge, Oregon Park and Savo Island Limited Equity Cooperatives. We submit ednewsletter articles to the Senior Center, Rent Board and other neighborhood publications in addition to coordinating with program staff in the City of Albany and Emeryville to ensure distribution of materials for their residents.

Detail progress made in this arena with respect to actual, tangible achievements. Be specific with regards to dates, details, and participants. We have been in discussion with several local non-profit affordable housing managers named above during May-July to gauge their interest in the program. Also we have recently been in discussion with Enterprise Community Inc., a national housing intermediary funding organization about leveraging efforts to provide energy retrofits for a property in Berkeley.

CESC has identified several minor home repair properties for further assessment for WAP and Rising Sun Energy Center distributed weatherization program flyers to all homes that their Youth Energy Services program assessed during July and August.

Articles on the weatherization program and the bill assistance program will appear in the Senior Center Newsletter and in the Rent Board's Newsletter.

Quality Assurance

For each question in this section, provide a comprehensive narrative on your current processes and what changes you will make to increase the oversight of program staff and subcontractors to ensure that:

Only eligible households are served and that priority will be given to vulnerable populations and those with high energy burden per DOE regulations. City staff documents eligibility for weatherization services at the time of intake, documenting income, household size and citizenship. The Department of Energy entered into a Memorandum of Understanding with the Department of Housing and Urban Development which, if formalized, would qualify all HUD funded low income housing units for weatherization services. If the MOU is not formalized, we will request all property managers at such developments to recertify the eligibility for all residents as units are proposed for weatherization.

As noted previously, the City has adopted a plan to prioritize the delivery of weatherization services under the Low Income Home Energy Assistance Program (LIHEAP). We will continue to use the same eligibility and selection criteria for the ARRA Weatherization program.

The City has adopted a point system in order to determine the priority of service delivery. The system is as follows:

Energy burden is defined as the expenditures of the household for home energy divided by the income of the household.

Current Monthly Cost of \$100

Energy:

= 10% Energy Burden \$1000 **Current Monthly Household**

Income:

Example:

After each household's energy burden is calculated, the household is categorized using the priority group chart listed below:

Points Priority Group Energy Burden

1	35.1 – 150%	6
2	25.1 – 35%	5
3	15.1% - 25%	4
4	10.1% - 15%	3
5	5.1% - 10%	2
6	0 - 5%	1

For Example: If the energy burden is 10%, the priority group is 5 – points 2 If the energy burden is 19%, the priority group is 3 - points 4 If the energy burden is 3%, the priority group is 6 – points 1

II. Poverty Levels and Monthly Gross Incomes

The following point values will be assigned each household based on poverty levels relative to monthly gross incomes:

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Under 75%
                5 points
75.\% - 100\% = 4 points
101.01\% - 125\% = 3 points
125.01 - 150\% = 2 points
              = 1 point
Over 150%
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III. We will provide services according to priority and assist those with vulnerable populations first in every priority group.

Vulnerable populations will be assigned the following numerical point values:

Children (2 years of age	or under) =	(3 points)
(3 years throug	gh 5 years) =	(2 points)
Disabled	=	(2 points)
Elderly (60 yrs or over)	=	(4 points)

Examples:

Family #1:

has an Energy Burden of 14% (3 points), has 2 children ages 2 and 4 (5 points), income under 75% of poverty level (5 points), and take care of the grandmother who lives with them (4 points)

Total points = 17

Family #2: has an Energy Burden of 12% (3 points), has no children, disabled or elderly family members living with them and has income over 150% of poverty level (1 point).

Total points = 4

Family #3: has an Energy burden of 18% (4 points), has three children ages 9,8, and 5 (2 points), and has income under 75% of poverty level (5 points).

Total points = 11

If funding allows assisting only two households, families #1 & #3 would receive service.

IV. Additional Considerations

In the event two or more families within the same priority group have the same vulnerable population, the following criteria shall be followed:

- 1. The largest family (size) receives the highest priority if families are tied in their priority group ranking.
- 2. The family with the largest energy bill receives the highest priority if families are tied in priority group ranking and family size.

V. Energy Burden and Vulnerable Population Goals

Our agency's goals mirror the statewide goals:

HEAP Electric & Gas	Statewide Goal	Agency Goal
Energy Burden	15%	15%
Vulnerable Population	76%	76%

VI. Previously Weatherized Dwellings

Previously weatherized dwellings will be assigned priority points for Energy Burden, Poverty Level and Vulnerable Populations. Households with the highest energy need (points) will be given first priority of services.

Prior to servicing previously weatherized dwellings, this Agency will consider the remaining balance of available funds and any dwelling backlog to ensure that those dwellings not previously weatherized receive services. In addition, the priority of measures to be installed will be taken into consideration. For example, health and safety measures will have first priority.

Exclusion: This agency will not provide weatherization services to dwellings previously weatherized within the past two (2) years without documenting the need and requesting approval from CSD.

Only feasible measures are installed, all measures billed to CSD were installed, and workmanship meets CSD standards.

In accordance with CSD regulations, City staff inspects each dwelling for basic structural soundness to insure that no major repairs are needed on the property. If a unit requires major repairs, the homeowner or tenant is referred to other housing staff or to one of three nonprofit groups which assist low income residents with home repairs, Community Energy Services Corporation (CESC), the Center for Independent Living (CIL), or Rebuilding Together. If the home repairs can be made, the unit is brought back into the program. If not, the application for assistance is denied and the case is closed.

If the unit passes the initial inspection, The Assessor will perform an energy assessment to determine what energy savings measures should be installed.

Combustion Appliance Safety Tests are performed on all gas appliances. Blower door tests will perform blower door tests on 100% of all dwelling units proposed for weatherization. Only homes or apartments which require either attic insulation and 2 additional priority measures or 3 priority measures will be eligible for assistance under the program. CESC's Weatherization supervisor will monitor the work of all Weatherization crew members. The City's Assistant Architect will conduct an inspection of the work performed on each unit has been fully completed and meets the standards for the Weatherization program before a job is allowed to be closed and submitted for billing.

All records meet CSD standards, billing is accurate and truthful, and reports are submitted on time.

All billings will be reviewed for completeness and accuracy by City staff before being sent to the City's Finance Department for payment. Status reports for ARRA Weatherization will be submitted monthly on or before the 5th day of the month.

Since all ARRA reporting and recordkeeping is required to be tracked and reported separately, the City has established a new Senior Management Analyst position dedicated exclusively to reporting and monitoring ARRA funding. A portion of the administrative funds from the ARRA contract will be used to fund this position.

In addition, the work and the billings will be field-verified and approved by the Housing Department's Assistant Architect prior to submission for payment.

Describe in detail the applicable Action Items that will need to be addressed in order to achieve compliance in the above three areas. Specify how these action items will be achieved through the concepts of who is responsible, how and when the actions will occur, and why the action is important.

Outreach and Intake – Multifamily Low Income Developments low income units will be selected for energy assessments and weatherization work. If the DOE/HUD agreement is not finalized, property management staff will perform the intake responsibilities for their individual developments. For single family homeowners or renters, intake will be conducted by both City weatherization staff and nonprofit agency staff and supporting documentation of household eligibility will be maintained as part of the intake files.

Appropriate Measures – An energy assessment will be conducted on each unit proposed for weatherization in order to determine the proper measures for installation. Both the City's Assistant Architect and CESC staff have completed the necessary training to perform the assessment. Once DOE and CSD institute the energy audit system, all assessors will be trained in the system selected. The City's Assistant Architect will conduct a post weatherization inspection on each unit prior to approval for completion and billing to CSD.

Billing and Reporting – The City has established a Senior Management Analyst position whose job is to monitor all fiscal reporting and monitoring for ARRA programs. Both the separate ARRA internal fiscal accounts and the monthly reporting procedures for weatherization have been established.

Workforce Development

Enter the total number of in-house employees <u>currently</u> working in CSD weatherization and HCS programs in the following positions. Count each employee only once. If only a portion of an employee's time is charged to the program, count that person as one.

Position	Total
Admin / Fiscal	2
Program Management	1
Program Support	
Intake	1
Outreach	
Other - Weatherization Workers	. 2

Enter the total number of subcontracted employees <u>currently</u> working in CSD weatherization and HCS programs in the following positions. Count each subcontracted employee only once. If only a portion of an employee's time is charged to the program, count that person as one.

Position	Total
Admin / Fiscal	
Program Management	
Program Support	
Intake	
Outreach	
Other -	

Describe your plans for building up your in-house workforce to meet the capacity needed to perform the ARRA program.

The City of Berkeley will contract out for ARRA funded WAP services in our service area. In house staff will continue to work in the expanded LIHEAP program.

Describe how you will develop partnerships with local workforce investment advocates in order to achieve the objectives outlined above.

The City is working with Richmond Build and Rising Sun Energy Center to utilize pre-apprentice trainees from their joint training program in energy efficiency and solar energy construction. Due to the Davis Beacon requirements, the trainees will be used in the LIHEAP program and not in the ARRA funded program.

Provide a timeline that corresponds to the above workforce development plan. The trainees will be brought into the LIHEAP program no later than March 1, 2010 and will rotate through on a 3 month basis. They will receive wages during the on the job training program.

Describe your plans for building up your workforce by outsourcing to meet the capacity needed to perform the ARRA program.

The City is collaborating with the CESC, a non-profit energy program that currently provides our Minor Home Repair program and Smart Solar technical advisory program. Their staff has been trained to meet the requirements of the weatherization program and will be the main contractor for achieving the planned outcomes for servicing over 180 homes/housing units over the next two years.

Describe your action plan for outsourcing, including a description of the RFO/bidding process, how interested parties will be informed of this opportunity, and provide a timeline for aligning subcontractors to provide timely delivery of services. Also describe your action plan for oversight of subcontractors. The City will utilize our existing procurement policies for RFQ's for additional subcontractors for weatherization services. We intend to issue an RFP by mid-January 2010, for additional services not limited to electrical inspections and heating services. An RFQ will be issued to ensure we have other weatherization contractors available to provide services on an as needed basis. All subcontractors will be monitored by the Weatherization Supervisor & Assistant Architect for construction and Senior Management Analyst for reporting and administration of the contract.

If you are not outsou	ircing any of your v	vorkforces, explain	why.
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Other Subcontracting

Describe your plans for procuring of material goods and services from third parties, how the agency plans to inform interested parties within the local community of subcontracting opportunities, and your action plan for oversight of subcontractors.

The City has a procurement policy which we will follow for goods and services.

Vehicle & \$5,000 per Unit

If you are planning on charging any portion of vehicle and equipment purchases to Equipment over ARRA, enter the following information related to these purchases. This will require DOE approval.

ltem	Quantity Est. Cost

Barriers

Identify any barriers that you feel you may face in meeting the requirements of ARRA (subcontracting, workforce development, outreach & marking, quality assurance and oversight, compliance with DOE requirements, fiscal requirements and reporting, performance).

Capped funding for outreach to expand the market. No confirmation on the Davis Beacon wages for this program, No agreement with DOE & HUD regarding multifamily units.

Describe what assistance you will need from CSD.

It would be helpful if there was a Statewide marketing campaign for this program (both LIHEAP and ARRA). Advertisements for bus shelters and public service announcements for television and radio would help make this program better known to the public.

Attached Document Checklist

Document	Attached?
Ramp Up Schedule	Yes
Field Staff Training Logs for Agency Staff & Subcontractors	Yes
Diagnostic Equipment Log	Yes
Disclosure of Findings	
Disclosure of Legal Proceedings	

Comments

Enter any comments you wish to make relative to the Local Plan and ARRA.

DOE ARRA PRIORITY PLAN NARRATIVE

Outreach

Describe in narrative format the selection process for dwellings to be weatherized and the outreach methods to be utilized to assure that eligible households are made aware of the services through DOE ARRA or any similar energy-related assistance program.

As described above, a new brochure will be distributed to Senior Centers, Community Centers, through the Rental Housing Inspection Program and other community based and city programs. We will contact city council members and their staff to describe the programs and speak at local neighborhood meetings.

Reweatherizati on

Describe in narrative format your selection process to ensure compliance with the DOE ARRA Reweatherization Policy when providing services to dwellings previously weatherized from September 30, 1994 and earlier.

Prior to servicing previously weatherized dwellings, this Agency will consider the

remaining balance of available funds and any dwelling backlog to ensure that those dwellings not previously weatherized receive services. In addition, the priority of measures to be installed will be taken into consideration. For example, health and safety measures will have first priority. The program will follow guide lines established in the LIHEAP program and no measures installed after 9/30/94 would be eligible for ARRA funded work.

Client Education

Describe in narrative format a description of how your client education services will be provided to include needs assessments, budget education/counseling, energy conservation and weatherization measures education. Describe how your activities are designed to target households that have not been previously serviced under a LIHEAP or DOE Weatherization program.

Staff provide on-site education to residents about their weatherization issues and efforts that can be taken to reduce energy consumption. We will be reaching out to landlords of rental properties that have not been weatherized as well as non-proft managed multi-family units.

Training and Technical Assistance

Describe in narrative format a description of how you will provide Training and Technical Assistance to your administrative and program staff.

All program and administrative staff working on this program participate in webinars, meetings and receive all guidance issued by CSD regarding the program.

Leveraging

Describe in narrative format how you will leverage DOE ARRA funds with other available program funds and how much leveraging you plan on coordinating. We anticipate utilizing funding from the utility PG&E to provide additional qualifying improvements.

DOE ARRA Amended Local Plan – Addendum 1 Cover Page

Due Date	No later than 10 working days after the approval of the Davis-Bacon Plan		
Email to	Your field represent	tative	
Contact for Questions	Agency Name	City of Berkeley	
Questions	Contact Person	Kathryn Hoover	
	Title	Housing Services Manager	
	Phone Number	(510) 981-5415	
	Email	khoover@cityofberkeley.info	
_CSD_Approval	Approved by		
,	Approval Date		

DOE ARRA Amended Local Plan – Addendum 1

Instructions	If you need additional funding for intake, outreach and/or client education, you must provide justification for the increased need. If you do not need any additional funding, enter zero under the first question for each expense line item below.
Additional Intake Justification	Intake is currently limited to 2% of your total contract: How much additional funding will you need to support expanded or different approaches for carrying out intake services? (Enter the dollar amount.)
	If you are requesting additional funds, describe the differences in strategy and design for delivering intake as compared to what you proportionately spend in a normal year.
Additional Outreach Justification	Outreach is currently limited to 5% of your total contract. How much additional funding will you need to support expanded or different approaches for carrying out outreach services? (Enter the dollar amount.)
	If you are requesting additional funds; describe the differences in strategy and design for delivering outreach as compared to what you proportionately spend in a normal year.
Additional Client Education Justification	Client Education is currently limited to 5% of your total contract. How much additional funding will you need to support expanded or different approaches for carrying out client education services? (Enter the dollar amount.)
	If you are requesting additional funds, describe the differences in strategy and design for delivering client education as compared to what you proportionately spend in a normal year.

EXHIBIT B (Standard Agreement)

DOE ARRA LOCAL PLAN - ADDENDUM II

RAMP UP SCHEDULE	. 2.75	2009			2010				201	2010		2012
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Intake	0									-		
Outreach	0											
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Other -	0											***************************************
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Basic Weatherization	2			2								
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Vehicle & Equipment Purchases Total 711-9/30 10/1-	Total	/or_08/6-1/Z	12/31	1/1-3/31 4/	1/2 08/9 -1/1	- 9/3O	10/1-12/31	16-91	41-630 7	M-9/30 10	16/27-71	1/1-3/31